



**CITY OF MORGAN HILL
COUNCIL CHAMBERS**

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Hedy L. Chang, Mayor Pro Tempore
Cynthia J. Cook, Council Member
Steve Tate, Council Member
Greg Sellers, Council Member

REDEVELOPMENT AGENCY

Dennis Kennedy, Chairperson
Cynthia J. Cook, Vice-Chairperson
Hedy L. Chang, Agency Member
Steve Tate, Agency Member
Greg Sellers, Agency Member

WEDNESDAY, OCTOBER 6, 1999

JOINT

SPECIAL & REGULAR CITY COUNCIL AGENDA

AND

SPECIAL REDEVELOPMENT AGENCY AGENDA

*A Special Meeting is called at 6:00 P.M. for the purpose of two
Closed Sessions.*

Dennis Kennedy, Mayor

6:00 P.M.

CALL TO ORDER

(Mayor/Chairperson Kennedy)

ROLL CALL ATTENDANCE

(City Clerk/Agency Secretary Torrez)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(City Clerk/Agency Secretary Torrez)

City Council Action

OPPORTUNITY FOR PUBLIC COMMENT

CLOSED SESSION:

1.

CONFERENCE WITH LABOR NEGOTIATOR

Authority:	Government Code Section 54957.6
Agency Negotiators:	David Jinkens, Bill Avery, Melissa Stevenson Dile, Daphne Hodgson, Helene L. Leichter
Employee Organization:	AFSCME Local 101, Morgan Hill Community Service Officers Association, Morgan Hill Police Officers Association Management Group
Unrepresented Employees:	Animal Control Assistant Animal Control Officer Coordinator of Volunteer Services Custodian/Building Maintenance Worker Human Resources Assistant (Confidential) Maintenance Worker Assistant Utility Worker Assistant

2.

Pursuant to Government Code 54957
Public Employee Performance Evaluation Process: City Manager

CLOSED SESSION ANNOUNCEMENT:

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC SERVICE ANNOUNCEMENT

Eric Hilding

INTRODUCTIONS

Public Works
Mori Struvve, Deputy Director

CERTIFICATES OF APPRECIATION

Morgan Hill Las Madres

CITY COUNCIL REPORT

Council Member Tate

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND PRESENT IT TO THE CITY CLERK.

(See notice attached to the end of this agenda.)

OTHER BUSINESS:

1. APPROVAL OF LABOR CONTRACTS AND MANAGEMENT RESOLUTION

Recommended Action:

- 1) **Approve** two-year labor contracts with AFSCME Local 101, the Morgan Hill Police Officers Association, and the Morgan Hill Community Service Officers Association and
- 2) **Approve** Management Resolution #5320 for City of Morgan Hill management and confidential employees.

No Staff Report Attached, Refer to Closed Session Handouts.

CONSENT CALENDAR:

The Consent Calendar, Agenda Items #2 through #7 may be acted upon with one motion, a second and the vote. The Consent Calendar items are of a routine or generally uncontested nature and may be acted upon with one motion. Pursuant to Section 5.1 of the City Council Rules of Conduct, any member of the Council or public may request to have an item pulled from the Consent Calendar to be acted upon individually.

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2. AWARD BID AND AUTHORIZE THE PURCHASE OF A REPLACEMENT VEHICLE FOR THE POLICE DEPARTMENT 1

Recommended Action:

- 1) **Award** the Bid in the Amount of \$23,907.97 to South County Chevrolet for a Replacement Vehicle to be Used by the Police Administration,
- 2) **Authorize** the City Manager to Purchase the Replacement Vehicle,
- 3) **Declare** the Existing 1993 Chevrolet Lumina as Surplus, and
- 4) **Authorize** Disposal of Surplus Vehicle through Auction.

3. FINAL MAP ACCEPTANCE FOR DEL MONTE ESTATES (TRACT 8791) 5

Recommended Action:

- 1) **Approve** the Final Map, Subdivision Agreement and Improvement Plans,
- 2) **Authorize** the City Manager to Sign the Subdivision Improvement Agreement on Behalf of the City, and
- 3) **Authorize** the Recordation of the Map and the Subdivision Improvement Agreement Following Recordation of the Development Improvement Agreement.

4. **ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR MORGAN HILL COUNTRY SCHOOL (JOHN WILSON WAY)** 17
Recommended Action:
1) **Adopt** Resolution No. 5316 Accepting the Public Improvements for Morgan Hill Country School, and
2) **Direct** the City Clerk to File a Notice of Completion with the County Recorder's Office.

5. **APPROVE COOPERATIVE AGREEMENT BETWEEN THE CITY OF MORGAN HILL AND THE STATE OF CALIFORNIA FOR THE EAST DUNNE/101 INTERCHANGE IMPROVEMENT PROJECT** 21
Recommended Action: **Approve** Resolution No. 5317 Approving Cooperative Agreement (Exhibit 1) between the City of Morgan Hill and the State of California for the East Dunne Avenue and State Highway Route 101 Interchange Improvements Project and **Authorize** the Mayor to Execute the Agreement on behalf of the City.

6. **REVIEW OF TENTATIVE MAP FOR A 21-UNIT SUBDIVISION, APPLICATION SD 98-19: SPRING AVE.-WELLINGTON (MALONE)** 43
Recommended Action: **Take No Action**, thereby Concurring with the Planning Commission's Decision Regarding Approval of the Subdivision Map.

7. **REVIEW OF TENTATIVE MAP FOR A 60-UNIT SUBDIVISION, APPLICATION SD 99-05: HALE AVE.-GLENROCK/SHEA** 61
Recommended Action: **Take No Action**, thereby Concurring with the Planning Commission's Decision Regarding Approval of the Subdivision Map.

City Council & Redevelopment Agency Action

CONSENT CALENDAR:

8. **APPROVE SPECIAL JOINT MEETING MINUTES (WITH SCHOOL BOARD) OF SEPTEMBER 22, 1999** 101

Redevelopment Agency Action

CONSENT CALENDAR:

9. **SERVICES AGREEMENT WITH MORGAN HILL CHAMBER OF COMMERCE** 115
Recommended Action:
1) **Direct** and **Authorize** the Executive Director to Prepare and Execute an Agreement with the Morgan Hill Chamber of Commerce in an Amount of \$90,000 for Contractual Services for FY99-00 and
2) **Appropriate** an Additional \$23,000 from the Fund Balance in Fund 317 to Account 317-82231.

City Council Action

LEGALLY NOTICED PUBLIC HEARINGS:

- 10. GENERAL PLAN AMENDMENT, GPA-97-10 & ZONING AMENDMENT, ZA-99-01: MONTEREY - GOMES/TBI 137**
Recommended Action: Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council discussion.
Action - Motion to Approve Mitigated Negative Declaration.
Action - Motion to Adopt Resolution No. 5312, Approving General Plan Amendment.
Action- Motion to waive the reading in full of Ordinance No. 1455 N.S., Approving the Zoning Amendment;
 Motion to introduce Ordinance No. 1455, N.S. by title only.
- 11. WILLIAMSON ACT CONTRACT APPLICATION WAC-99-01: SPRING-MALONE/WELLINGTON 197**
Recommended Action: Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council discussion.
Action - Motion to Adopt Resolution No. 5315 Approving the Cancellation of a Portion of a Williamson Act Contract.
- 12. ZONING AMENDMENT, ZA 99-05/DEVELOPMENT AGREEMENT, DA 99-02: HALE - GLENROCK BUILDERS 227**
Recommended Action: Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council discussion.
Action- Motion to waive the reading in full of Ordinance No. 1456 N.S., approving the Residential Planned Development (RPD)
 Motion to introduce Ordinance No. 1455, N.S. by title only.
Action- Motion to waive the reading in full of Ordinance No. 1457 N.S., approving the Development Agreement (DA);
 Motion to introduce Ordinance No. 1457, N.S. by title only.

13. **ZONING AMENDMENT, ZA 98-20/DA-98-11: DEVELOPMENT AGREEMENT FOR WELLINGTON HOMES (MALONE)** 275
Recommended Action: Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council discussion.
Action - Motion to Approve Negative Declaration.
Action- Motion to waive the reading in full of Ordinance No. 1458 N.S., approving the Residential Planned Development (RPD);
Motion to introduce Ordinance No. 1458, N.S. by title only
Action - Motion to waive the reading in full of Ordinance No. 1459, N.S. approving the Development Agreement (DA);
Motion to introduce Ordinance No. 1459, N.S. by title only
14. **ZONING AMENDMENT APPLICATION ZA-97-02: EAST DUNNE - BH PACIFIC** 317
Recommended Action: Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council discussion.
Action - Motion to Approve Negative Declaration.
Action- Motion to waive the reading in full of Ordinance No. 1460 N.S. approving the Planned Unit Development (PUD);
Motion to introduce Ordinance No. 1460, N.S. by title only.
15. **URBANSERVICE AREA APPLICATIONS: USA-99-01: SUNNYSIDE-STODDARD, USA-99-02: MONTEREY-CHRISTENSEN, USA-99-03: WEST EDMUNDSON-CHAN, USA-99-05: CITY OF MORGAN HILL** 353
Recommended Action: Request staff presentation.
Public Hearing opened.
Please limit your remarks to 3 minutes. Public Hearing closed.
Council discussion.
Action - Motion to Approve Mitigated Negative Declaration.
Action - Motion to Adopt Resolution No. 5318 Denying Application USA 99-01 for Inclusion into the Urban Service Boundary.
Action - Motion to Adopt Resolution No. 5319 Recommending LAFCO Consideration of Applications USA 99-02, 99-03 and 99-05.
- OTHER BUSINESS:**
16. **GENERAL PLAN AMENDMENT APPLICATION, GPA-99-03 HILL - O'CONNELL** 417
Recommended Action: Refer the Applicant's Request to the General Plan Task Force.
17. **AWARD OF CONTRACT FOR CONSTRUCTION OF STREET REPAIRS - 1999 PROJECT** 423
Recommended Action: Review Bid Analysis to be Provided at Meeting and Award Contract to the Low Bidder for the Construction of Street Repairs – 1999 Project.

18. **HILLSIDE DEVELOPMENT STANDARDS IN THE UNINCORPORATED AREA
OF MORGAN HILL** 425
 Recommended Action: Discussion.

SECOND READING OF ORDINANCE: Full Reading Waived By Majority Vote. (Government Code Section 36934)
 Action -- Adopt Ordinance by roll call vote.

19. **ORDINANCE NO. 1444, NEW SERIES** 431
 An Ordinance of the City Council of the City of Morgan Hill Approving a Zoning Amendment
 Application, ZA-98-16: Condit-Horizon Land and Preliminary Plan to Establish a Commercial PUD
 Located West of Condit Road, North of Dunne Avenue and East of the South Valley Freeway in the
 HC/PUD Zoning District (APN 728-17-006, 728-17-019 through 021), as amended.

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken
on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT